094.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	746,400 /	746,400
USE VALUE:	746,400 /	746,400
ASSESSED:	746,400 /	746,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERICANTANTE EUGENE J &
Owner 2:	MERICANTANTE JANICE C
Owner 3:	
Street 1:	30 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERICANTANTE EUGENE J-ETAL -
Owner 2:	MERICANTANTE JANICE C -
Street 1:	30 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Asbestos Exterior and 1694 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8832.000	266,900		479,500	746,400
Total Card	0.203	266,900		479,500	746,400
Total Parcel	0.203	266,900		479,500	746,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.72 | /Parcel: 440.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	61658
GIS Ref	
GIS Ref	
Insp Date	08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0004-0003.0

!7738!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,900	0	8,832.	479,500	746,400		Year end	12/23/2021
2021	101	FV	258,900	0	8,832.	479,500	738,400		Year End Roll	12/10/2020
2020	101	FV	259,300	0	8,832.	479,500	738,800	738,800	Year End Roll	12/18/2019
2019	101	FV	204,600	0	8,832.	486,300	690,900	690,900	Year End Roll	1/3/2019
2018	101	FV	211,200	0	8,832.	363,000	574,200	574,200	Year End Roll	12/20/2017
2017	101	FV	211,200	0	8,832.	328,800	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	211,200	0	8,832.	315,100	526,300	526,300	Year End	1/4/2016
2015	101	FV	199,600	0	8,832.	267,100	466,700	466,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:05:34

LAST REV

Date	Time
08/31/18	09:01:10
apro	

PAT ACCT. 7738

USER DEFINED

Prior Id # 1:	61658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERICANTANTE EU	66275-200		10/26/2015	Convenience	1	No	No		
	11505-3		5/10/1968		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	372	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8832		Sq. Ft.	Site		0	70.	0.78	5									479,470						479,500	

Total AC/HA:	0.20275	Total SF/SM:	8832	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	479,470	Spl Credit		Total:	479,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32135546
Const Adj.:	0.94535542
Adj $ / SQ:	162.390
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386881
Depreciation:	119933
Depreciated Total:	266948

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

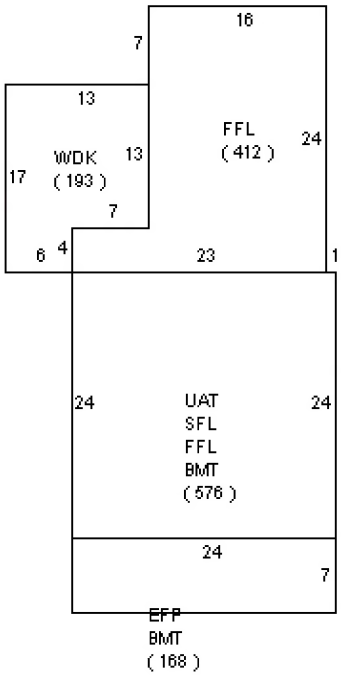
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.39
Special Features:	0	Val/Su Net:	94.88
Final Total:	266900	Val/Su SzAd	170.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	162.390	160,441
BMT	Basement	744	48.720	36,245
SFL	Second Floor	576	162.390	93,536
WDK	Deck	193	10.570	2,040
EFP	Enclos Porch	168	41.060	6,898
UAT	Upper Attic	144	88.340	12,721

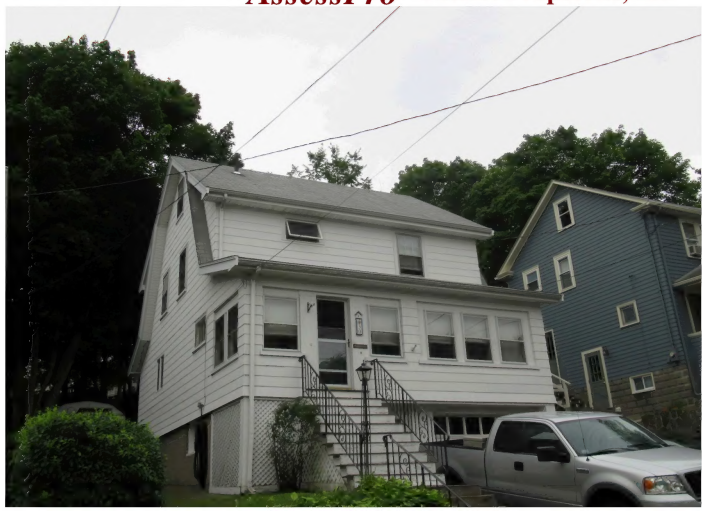
Net Sketched Area:	2,813			Total:	311,881
Size Ad	1564	Gross Area	3245	FinArea	1694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	